Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address |124 Gamon Street, Yarraville Vic 3013

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single pric	e \$1,100,000								
Median sale price									
Median price	\$1,050,000	Property Type House				Suburb	Yarraville		
Period - From	01/10/2019	to	30/09/2020		Source	REIV			

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	9 Browning St SEDDON 3011	\$1,120,000	09/10/2020
2	47 Walter St SEDDON 3011	\$1,120,000	23/09/2020
3	67 Ovens St YARRAVILLE 3013	\$1,100,000	22/10/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

14/12/2020 11:17



hockingstuart





Property Type: House (Res) Agent Comments Indicative Selling Price \$1,100,000 Median House Price Year ending September 2020: \$1,050,000

Comparable Properties

9 Browning St SEDDON 3011 (REI/VG) 3 1 1 1 Price: \$1,120,000 Method: Private Sale Date: 09/10/2020 Rooms: 4 Property Type: House (Res) Land Size: 210 sqm approx	Agent Comments	
47 Walter St SEDDON 3011 (VG) → 3 → - → - Price: \$1,120,000 Method: Sale Date: 23/09/2020 Property Type: House (Res) Land Size: 214 sqm approx	Agent Comments	
67 Ovens St YARRAVILLE 3013 (VG) □□□ 3 □□ - □□ - Price: \$1,100,000 Method: Sale Date: 22/10/2020 Property Type: House (Res) Land Size: 257 sqm approx	Agent Comments	

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.